

**MINUTES OF THE  
AUBURN CITY PLANNING COMMISSION MEETING  
June 4, 2013**

The regular session of the Auburn City Planning Commission meeting was called to order on June 4, 2013 at 6:28 p.m. by Chair Spokely in the Council Chambers, 1225 Lincoln Way, Auburn, California.

**COMMISSIONERS PRESENT:** Luebkehan, Spokely, Vitas, Willick, Worthington

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Will Wong, Community Development Director  
Reg Murray, Senior Planner

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**

None

**III. PUBLIC COMMENT**

None

**IV. COMMISSION BUSINESS**

- A. USE PERMIT – BAYSIDE AUBURN CHURCH (11621 BLOCKER DRIVE) - FILE UP 13-4.** The applicant requests approval of a use permit to operate a church and related facilities located at 11621 Blocker Drive in the Neighborhood Commercial-Light Manufacturing (C1-ML) District.

Director Wong summarized the proposal for the new church, the existing Creekside Office park where the church would locate, and characteristics of the surrounding area.

Commissioner Worthington asked if the church operations would conflict with the existing mass transit operations on Blocker Drive?

Director Wong noted that development issues such as these were reviewed and evaluated as part of the approval process for the Creekside project in 2003.

Chair Spokely asked if there were any existing uses in the Creekside development that might be impacted by the new church.

Director Wong stated that he was not aware of any.

Chair Spokely opened public comment.

Paul Aronowitz, part-owner of the Creekside Office park and applicant for the church, addressed the Commission. He stated that the church would be a very good use for the center. He reviewed the other uses in the complex and stated that the church will not conflict with the existing uses or parking in the center.

Commissioner Worthington commented that the church will be a complimentary use for the center due to the off-peak nature of the use, but suggested that the church and congregation be educated in regards to the train schedule at the multi-model station.

Larry Klank, 265 Hidden Creek Drive, questioned the notification provided for the public hearing and commented that a charter school already operates in the center.

Director Wong stated that the charter school is a permitted use in the center based on the existing zoning of the property.

Chair Spokely commented that the center has an existing development agreement and asked whether the agreement requires a use permit for the church.

Director Wong stated that it does.

Chair Spokely asked staff about the City's hearing notices.

Director Wong summarized the City's notification standards.

Paul Aronowitz responded to questions. He commented that a charter school is present in the center and that it is a permitted use without a use permit. He noted that the school doesn't operate on weekends, so the church will not conflict with it.

Chair Spokely asked how many notices the City sent out.

Director Wong stated that the City sent out roughly 50-60 notices.

Chair Spokely closed public comment.

The Commission discussed church operations and potential traffic impacts.

Commissioner Vitas **MOVED** to approve the project per Planning Commission Resolution 13-09 as presented.

Commissioner Willick **SECONDED** the motion.

AYES: Luebkeman, Willick, Vitas, Worthington, Chair Spokely  
NOES: None  
ABSTAIN: None  
ABSENT: None

The motion was **APPROVED**.

- B. USE PERMIT AMENDMENT – MERCY HERMITAGE (535 SACRAMENTO STREET) – FILE# UP AMEND 10-1(A).** The applicant requests approval of a Use Permit Amendment for the construction of a two-unit duplex Hermitage building on the existing Sisters of Mercy campus at 535 Sacramento Street. The proposed duplex replaces a single-unit Hermitage that was removed for construction of the Mercy Auburn Senior Apartment project.

Planner Murray summarized the proposal including the existing use of the property, the former single unit hermitage that occurred on the site, prior entitlement history for the property, and the proposal for construction of the new two-unit hermitage building.

Commissioner Worthington asked when a general plan amendment and rezone would be appropriate for the proposal instead of the use permit amendment to the planned unit development.

Planner Murray reviewed the differences between a GPA/rezone process and a planned unit development and noted that the use permit amendment is the appropriate action.

Chair Spokely asked about the land use designation for the property, visibility of new hermitage, parking availability on the campus, and differences between the old and new hermitage.

Planner Murray responded to the questions.

Chair Spokely opened public comment.

Chris Lamén, project architect, addressed the Commission.

Commissioner Worthington asked about the architecture of the existing site and the proposed hermitage.

Mr. Lamén reviewed the architectural style of the campus and the proposed hermitage.

Greg Sparks, representing Mercy Housing and the Sisters of Mercy, addressed the Commission. He reviewed the Sister's property and the purpose and use of the proposed hermitage.

Chair Spokely closed public comment.

Commissioner Worthington **MOVED** to approve the project per Planning Commission Resolution 13-08 as presented.

Commissioner Willick **SECONDED** the motion.

AYES: Willick, Worthington, Vitas, Luebkehan, Chair Spokely  
NOES: None  
ABSTAIN: None  
ABSENT: None

The motion was **APPROVED**.

**V. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS**

**A. City Council Meetings**

None

**B. Future Planning Commission Meetings**

Director Wong informed the Commission that the July 2, 2013 Commission hearing will include a code amendment for an emergency shelter overlay zone and rezone proposals for two locations.

**C. Reports**

None

**VI. PLANNING COMMISSION REPORTS**

Commissioner Luebkehan reported on a recent traffic committee meeting.

**VII. FUTURE PLANNING COMMISSION AGENDA ITEMS**

None

**VIII. ADJOURNMENT**

The meeting adjourned at 7:20 p.m.

Respectfully submitted,

Reg Murray  
Senior Planner